

§ 6248. ABANDONMENT OF MOBILE HOME IN MOBILE HOME PARK

(a) A resident or owner of a mobile home in a mobile home park shall be deemed to have abandoned the mobile home if all the following conditions exist:

(1)~~(A)~~ A a reasonable person would believe that the mobile home is not occupied as a residence~~;~~;

~~(2)~~~~(B)~~ The the rent for the lot is at least 30 days delinquent~~;~~; and

~~(3)~~~~(C)~~ The the park owner has attempted to contact the resident or owner at the resident or owner's home, last known place of employment and last known mailing address without success; or

(2) the owner of a mobile home has been evicted from the mobile home park pursuant to 10 V.S.A. § 6237 and the mobile home has been unoccupied for three or more months.

(b) Abandonment of a mobile home shall be deemed to be a substantial violation of the lease terms and may result in immediate eviction proceedings.

(c) A mobile home park owner may not commence an action pursuant to section 6249 of this title to sell an abandoned mobile home on which there are delinquent property taxes until 20 days after the date the park owner sends notice of the park owner's intent to commence the action to the town clerk and the tax collector of the town in which the mobile home is located by certified mail, return receipt requested.